



Real Estate Exam STUDY GUIDE

Hello, future real estate agent!

The following document is a comprehensive study guide designed to help you master the information needed to pass the national portion of the real estate exam

REAL PROPERTY

- the most comprehensive form of realty
- combines all land, real estate, and all legal rights and benefits that attach to the ownership
- land: starts from the core of the earth upward in the shape of a cone including the subsurface, surface, and airspace
- Fructus Naturales: any permanent, naturally grown structures attached to land
 - trees, minerals, water
- when a buyer purchases *real property* they incur the **Bundle of Rights**
 - Right of Possession
 - Right of Control
 - Right of Enjoyment or Use
 - Right to Exclude
 - Right of Disposal (mortgage, sell, or lease)
- Includes *Incorporeal Appurtenance*: adding greater enjoyment for the owner
 - Right of way, water rights, easements
- fixtures*: also known as "improvements" are articles that were once personal property but have been attached to real property in a permanent way
- It is not required that an item be immovable to qualify as realty
 - house keys are Realty
- ownership of Realty is transferred through a **deed**: a written document by which a grantor conveys and transfers an ownership interest to a grantee, the deed is only valid when in writing

PERSONAL PROPERTY

- any tangible or intangible objects that are *movable* from one location to another
 - also known as *chattel*
- transferred with Bill of Sale
- Emblements**: any crop that is planted and grown by humans



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Cram for the Exam! Marcia Darvin Spada, 2008-09-01 The perfect bundle companion to the textbook This valuable exam prep guide includes exam and licensing information subject review study tips content review questions and two sample licensing exams

NEW YORK REAL ESTATE Study Guide James Valiant, 2025-07-21 **New York Real Estate Broker Exam** Educational Testing Group, 2018-02-19 This practice test includes 280 multiple choice questions about New York Real Estate Broker Exam The test has been carefully developed to assist you to pass your actual test It will help you prepare for and pass your exam on the first attempt but it does not include any study guide The book focuses only on carefully selected practice questions Four main subjects RULES License Law Law of Agency Municipal Agencies Condominiums Estates Taxes Assessment Income Tax Issues Property Insurance TRANSACTIONS Valuation Deeds Title Closing Costs The contract of sales and leases Construction Environmental Issues Property Management Real Estate Investment Analysis Forms of Property Ownership

New York Real Estate Exam Z. R. Learning, 2015-05-27 This book is the only one you will need to pass the New York Real Estate Sales Exam We give you all of the knowledge you will need by spelling out the principles and concepts covered on the exam and then most importantly drilling it home with over 500 practice questions and thorough explanations of the answers Whether you are a novice or hold lots of Real Estate knowledge this is the book you need to prepare you for the New York Real Estate Salesperson's exam

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